



HARDING

REAL ESTATE

FOR SALE

173 Acres - N Rose
Farm Rd | Woodstock
Offered At \$4,325,000



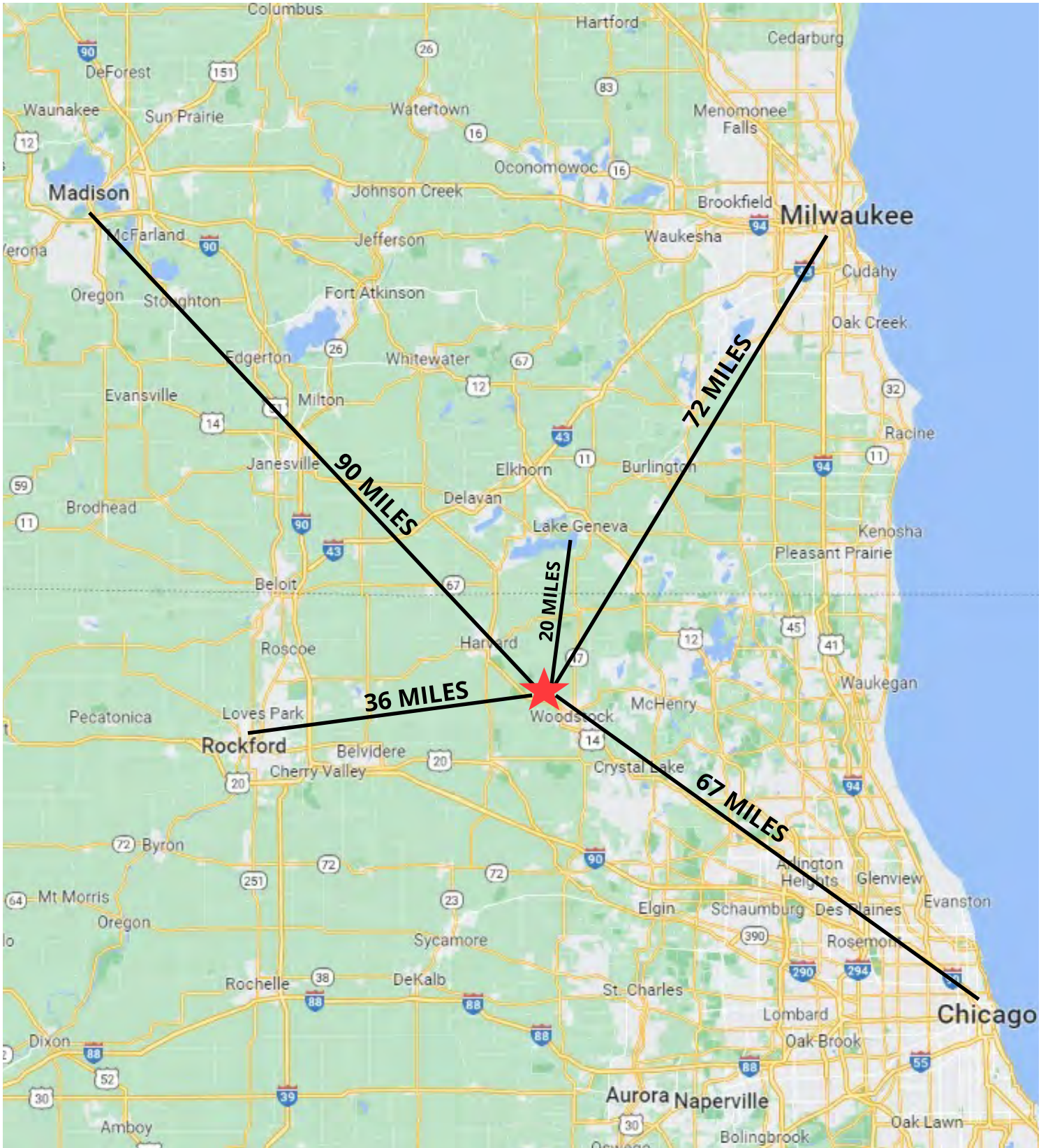
LISTED & PRESENTED BY
KILKENNY GROUP
815.337.8400
team@kilkenneygrp.com

ADDRESS		CITY	ZIP
0 N Rose Farm Rd		Woodstock	60098
PRICE	OWNER	TOTAL TAXES	YEAR
\$25,000/ACRE	00R	\$5,603.82	2022
TYPE	CORP LIMITS	ZONED	POND
VL	Unincorporated	A-1	No
TOTAL ACRES	LOT DIMENSIONS	TOTAL TILLABLE	BUILDINGS
+/-173	IRREGULAR	160 Acres	None
ROLLING	ROAD FRONTAGE	SCHOOL DISTRICT	TERMS
No	3,366 FT	200	-
SEWER	WATER	GAS	ELECTRIC
Septic Required	Well Required	Propane	Nearby

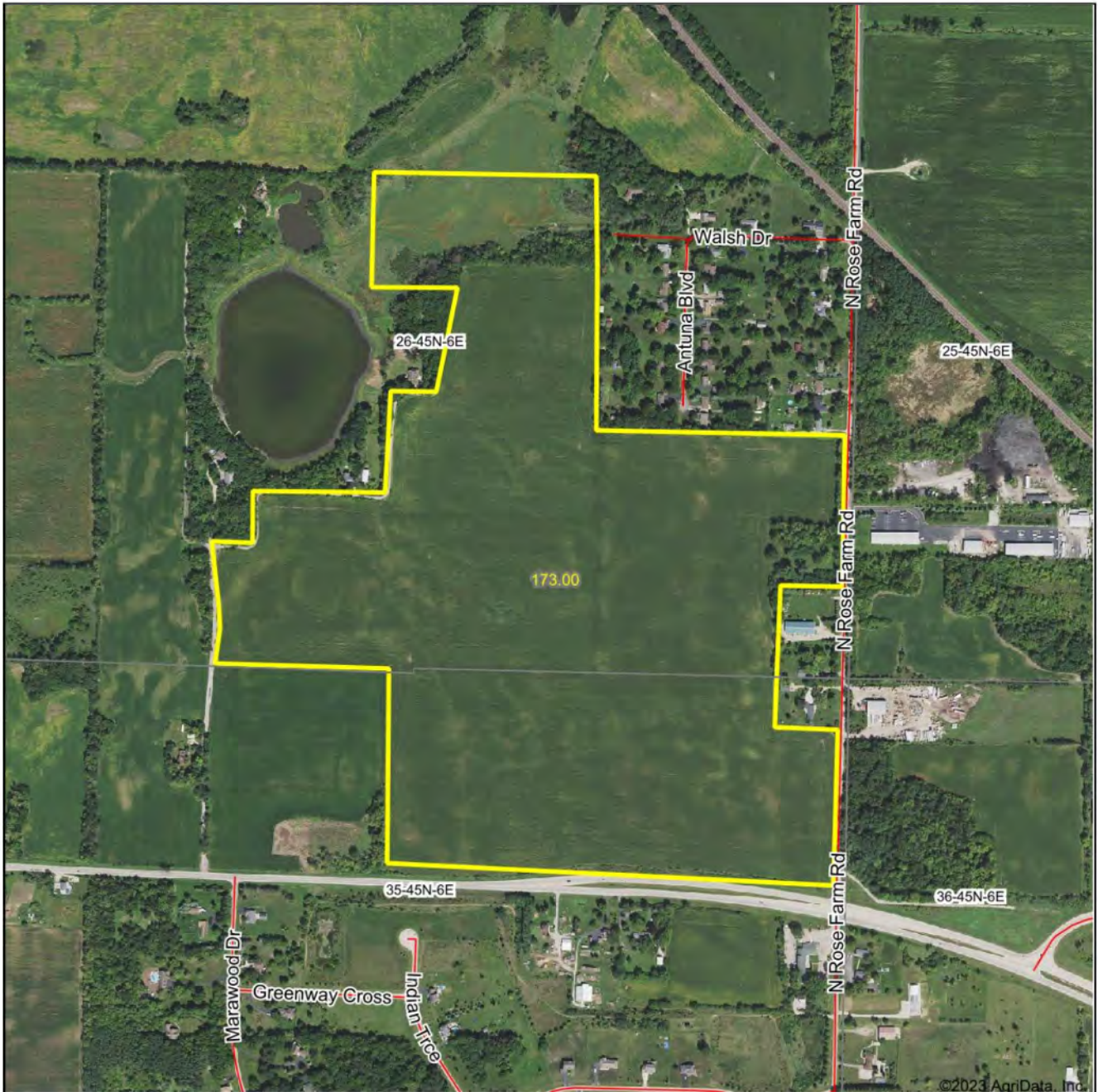
	PIN#	ACRES	TAXES
1	07-26-401-003	10.02	\$362.88
2	07-26-451-001	20.03	\$648.52
3	07-26-451-002	25.88	\$901.40
4	07-26-476-003	36.5	\$1,050.14
5	07-26-300-005	13.64	\$471.90
6	07-35-200-017	5.88	\$226.66
7	07-35-200-018	5.1	\$215.02
8	07-35-200-019	5.02	\$202.06
9	07-35-200-020	5.1	\$177.36
10	07-35-200-021	3.67	\$132.66
11	07-35-200-022	5.9	\$225.06
12	07-35-200-023	5.22	\$208.28
13	07-35-200-024	6.02	\$238.56
14	07-35-200-025	5.83	\$191.38
15	07-35-200-026	6.68	\$263.36
16	07-26-401-005	12.6	\$88.58

Nestled in the heart of picturesque countryside, this 173-acre expanse of tillable land situated on a State Highway presents an exceptional investment opportunity. Encompassing a rich tapestry of fertile soil and promising topography, this property serves as a canvas for your agricultural and/or developmental dreams. Beyond its agricultural merits, this expansive property holds untapped potential for future development. Its strategic location and ample acreage provide the ideal foundation for a variety of ventures, from residential communities to commercial complexes. Whether you're a farmer looking for fertile land to cultivate or a savvy investor with an eye on future development potential, this 173-acre property is a rare find that seamlessly blends agricultural excellence and investment prospects. Don't miss the chance to make this versatile canvas your own and shape its future as you envision it. Contact us today to schedule a visit and unlock the vast potential that this property has to offer. Potential for annexation to the City of Woodstock.

Distance Map



Aerial Map



HARDING
REAL ESTATE

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 20' 38.03, -88° 29' 52.62

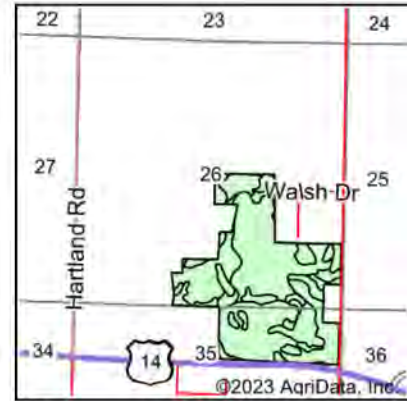
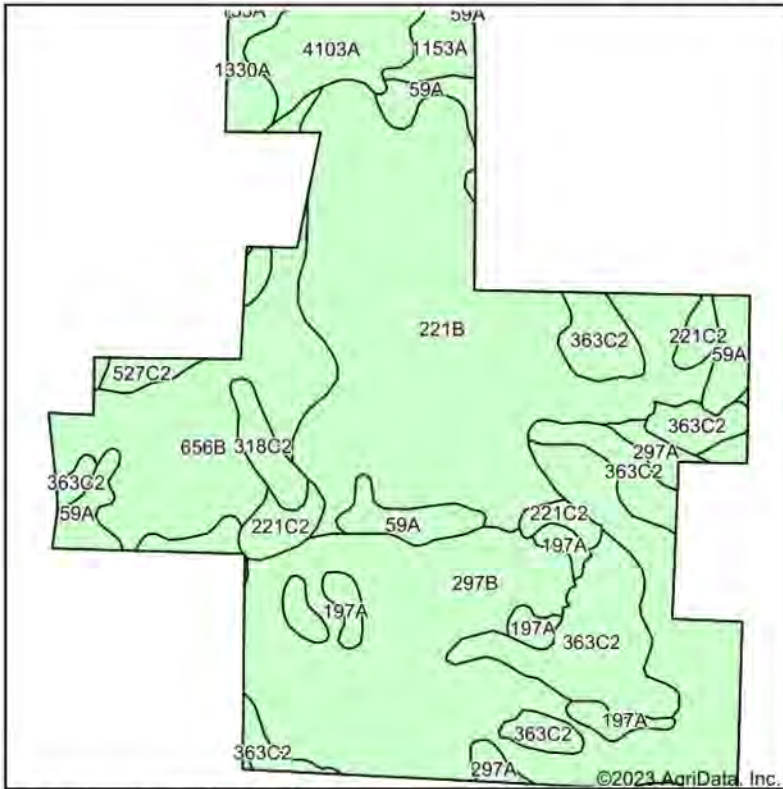
0ft 825ft 1650ft

26-45N-6E
McHenry County
Illinois



10/18/2023

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **26-45N-6E**
 Township: **Hartland**
 Acres: **173**
 Date: **10/18/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**221B	Parr silt loam, 2 to 5 percent slopes	50.04	28.9%	**157	**51	**63	**118
**297B	Ringwood silt loam, 2 to 4 percent slopes	47.53	27.5%	**173	**55	**68	**128
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	19.83	11.5%	**148	**49	**61	**111
**656B	Octagon silt loam, 2 to 4 percent slopes	19.76	11.4%	**157	**51	**63	**117
59A	Lisbon silt loam, 0 to 2 percent slopes	9.32	5.4%	188	59	74	136
4103A	Houghton muck, ponded, 0 to 2 percent slopes	6.42	3.7%	175	57	0	130
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	5.05	2.9%	**148	**48	**60	**111
197A	Troxel silt loam, 0 to 2 percent slopes	3.57	2.1%	191	60	73	140
1330A	Peotone silty clay loam, 0 to 2 percent slopes, undrained	2.49	1.4%	164	55	61	123
1153A	Pella silty clay loam, 0 to 2 percent slopes, undrained	2.38	1.4%	183	60	70	136
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	2.20	1.3%	**133	**44	**54	**98
297A	Ringwood silt loam, 0 to 2 percent slopes	2.17	1.3%	175	56	69	129
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	1.83	1.1%	**149	**48	**56	**109
**361E2	Kidder loam, 12 to 20 percent slopes, eroded	0.18	0.1%	**112	**38	**46	**84
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	0.17	0.1%	183	60	70	136
206A	Thorp silt loam, 0 to 2 percent slopes	0.06	0.0%	170	55	66	126
Weighted Average				163.4	52.7	62.5	121.6

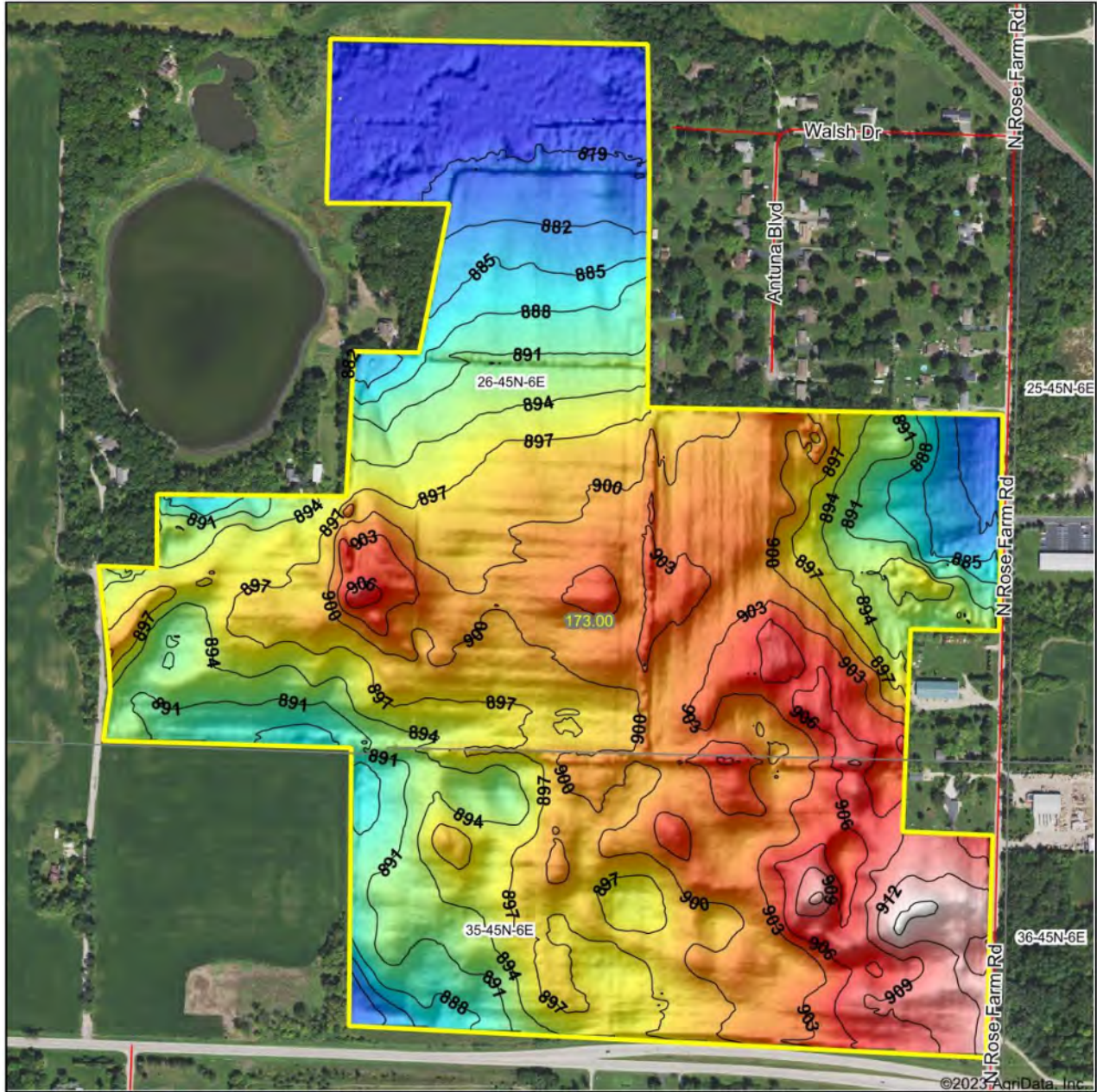
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

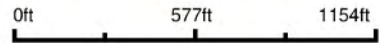
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 877.0
 Max: 915.5
 Range: 38.5
 Average: 895.5
 Standard Deviation: 8.63 ft



10/18/2023

26-45N-6E
 McHenry County
 Illinois

Boundary Center: 42° 20' 38.03, -88° 29' 52.62

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surety
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REAL ESTATE



Land

Status: **NEW**
 Area: **98**
 Address: **0 N Rose Farm Rd , Woodstock, IL 60098**
 Directions: **Route 14 to to N Rose Farm Rd.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **173 ACRES**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

MLS #: **11907688**
 List Date: **10/18/2023**
 List Dt Rec: **10/18/2023**

List Price: **\$4,325,000**
 Orig List Price: **\$4,325,000**
 Sold Price:

Contract Date:
 Financing:
 Subdivision:
 Township: **Hartland**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **Mc Henry**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Nestled in the heart of picturesque countryside, this 173-acre expanse of tillable land situated on a State Highway presents an exceptional investment opportunity. Encompassing a rich tapestry of fertile soil and promising topography, this property serves as a canvas for your agricultural and/or developmental dreams. Beyond its agricultural merits, this expansive property holds untapped potential for future development. Its strategic location and ample acreage provide the ideal foundation for a variety of ventures, from residential communities to commercial complexes. Whether you're a farmer looking for fertile land to cultivate or a savvy investor with an eye on future development potential, this 173-acre property is a rare find that seamlessly blends agricultural excellence and investment prospects. Don't miss the chance to make this versatile canvas your own and shape its future as you envision it. Contact us today to schedule a visit and unlock the vast potential that this property has to offer. Potential for annexation to the City of Woodstock.**

School Data

Elementary: **(200)**
 Junior High: **(200)**
 High School: **(200)**

Assessments

Special Assessments: **No**
 Special Service Area: **No**

Tax

Amount: **\$5,603.82**
 PIN: **0726401003**
 Mult PINs: **(See Agent Remarks)**
 Tax Year: **2022**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **173**
 Appx Land SF:
 Front Footage: **3366**
 # Lots Avail:
 Farm: **Yes**
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**
 Actual Zoning: **A-1**

Laundry Features:
 Lot Size: **100+Acres**
 Lot Size Source:
 Pasture Acreage:
 Tillable Acreage: **160**
 Wooded Acreage:
 Lot Desc:
 Land Desc:
 Land Amenities:
 Farms Type:
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use: **Agricultural/Land Only, Agricultural/W Bldg, Residential-Single Family, Horses, Livestock, Residential**
 Location:
 Known Liens:

Ownership Type:
 Frontage/Access: **US Highway, Paved**
 Driveway:
 Road Surface: **Asphalt**
 Rail Availability:
 Tenant Pays:
 Min Req/SF (1):
 Min Req/SF (2):
 Other Min Req SF:
 Lease Type:
 Loans:
 Equity:
 Relist:
 Seller Needs:
 Seller Will:

Type of House:
 Style of House:
 Basement Details:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric Nearby**
 General Info: **School Bus Service, Commuter Train**
 Backup Package: **No**
 Backup Info:
 Possession: **Closing**
 Sale Terms:

Broker Private Remarks: **There are multiple parcels with the potential to divide - seller is selling the property in its entirety. There are multiple pin numbers , some of which are buildable according to McHenry County, please contacting LA for letters of buildability. Please contact Clancy, Richard (815-482-1143) or Natalie for more details. Multiple Parcels - Tax amount includes: 0726401003/\$362.88, 0726451001/\$648.52, 0726451002/\$901.40, 0726476003/\$1,050.14, 0726300005/\$471.90, 0735200017/\$226.66, 0735200018/\$215.02, 0735200019/\$202.06, 0735200020/\$177.36, 0735200021/\$132.66, 0735200022/\$225.06, 0735200023/\$208.28, 0735200024/\$238.56, 0735200025/\$191.38, 0735200026/\$263.36, 0726401005/\$88.58**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Buyer Ag. Comp.: **1.75%-\$395 (% of Net Sale Price)**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Holds Earnest Money: **Yes**
 Addl. Sales Info.: **None**

Addr on Internet?: **Yes**
 Lock Box: **None**
 Special Comp Info: **None**
 Broker Notices:

Showing Inst: **Drive By - Please don't walk the property without permission.**

Cont. to Show?:

Expiration Date: **10/13/2024**

Owner: **OOR**

Ph #:

Broker Owned/Interest: **No**

Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**

List Broker: **Clancy Green (51890) on behalf of Kilkenny Group (T24174) / (815) 382-0170 / kilkenny65@sbcglobal.net; team@kilkennygrp.com**

CoList Broker: **Natalie Torres (53388) / (815) 382-7130**

More Agent Contact Info:

Clancy Green: 815-337-8400

Natalie Torres: 815-382-7130

Richard Ahrens: 815-482-1143



Team@kilkennygrp.com

112 Cass St | Woodstock

118 Kenosha St | Walworth